

The background image shows a two-story white fire station with a brown roof. An American flag flies on a tall pole in front of the building. A white ambulance with red and blue markings is parked in front of the station. A black street lamp is visible on the left side of the image. The sky is clear and blue.

Permanent Town Building Committee

Fire Station Recommendations

July 9, 2013

Permanent Town Building Committee

Tom Mahanna, Chair

Kirk Ware, Vice Chair

Paul Davies, Treasurer

Nancy Cook, Secretary

Karen Cavanagh

Tom Ellis

Doug Fannon

Gary Lavelle

Acknowledgements

The PTBC would like to thank the following individuals for their cooperation, attendance at our meetings, and assistance with providing us with all the necessary information needed to prepare this presentation:

Chief Richard Rochon

Captain Mark Valcourt

David Greenwood, EMT

John Mangiaratti, Asst. Town Manager

Chris Couto, GIS Coordinator

Land Tech Consultants

Committee Charge

- *Provide recommendation to Board of Selectmen whether a new satellite fire station should be constructed by a private developer in the Parker Village section of Town.*
- *Investigate feasibility of replacing Center Station at current location or on other Town owned or privately owned property.*
- *Determine if combining both projects into a consolidated facility near Route 495, whether the three station coverage model would meet the Town's needs.*

Active Fire Stations



Center Station No.1

Built 1974
Staffed full-time 1985



Nab Station No.4

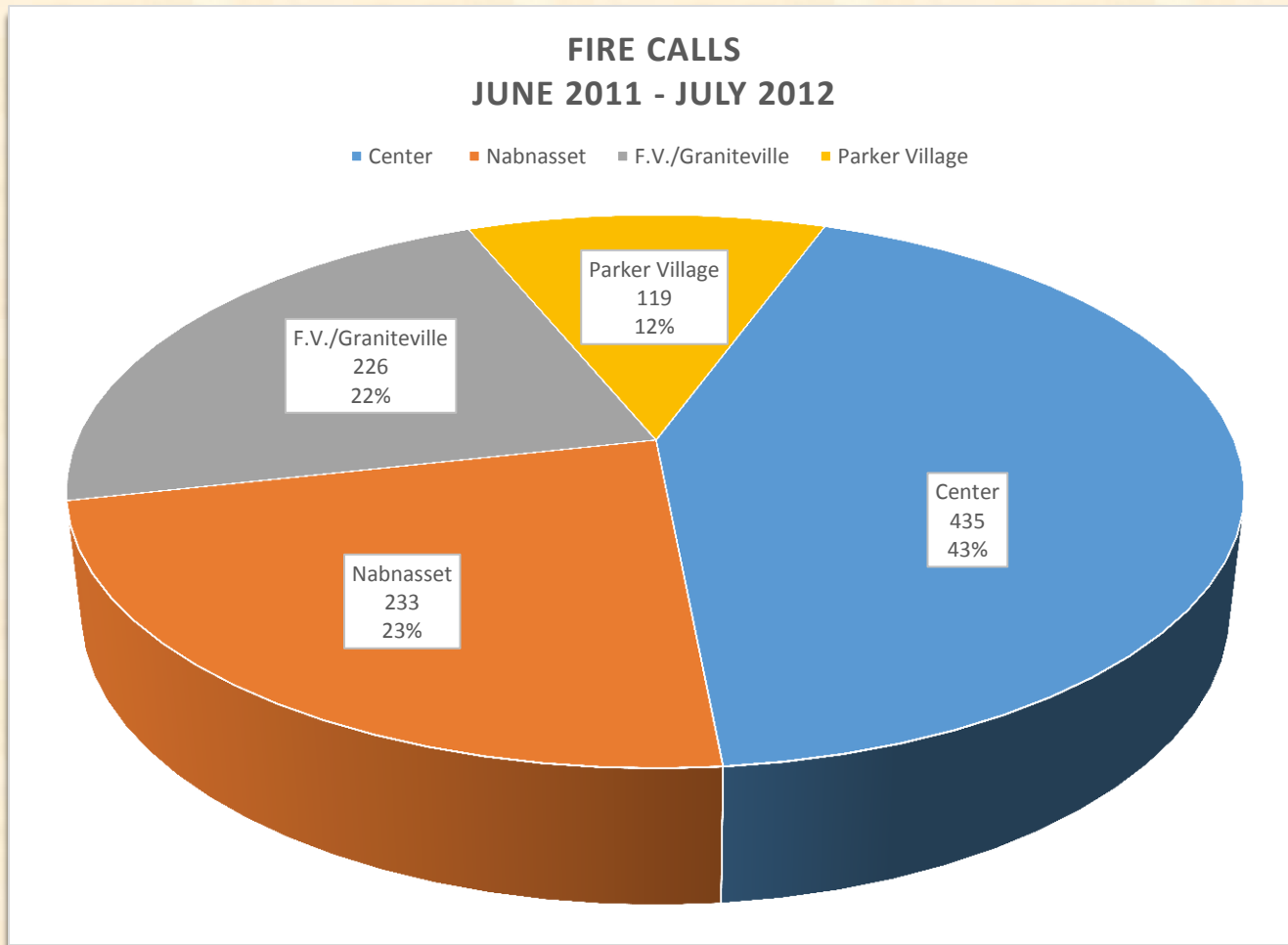
Built 1963
Staffed full-time 2000



Rogers Station No.3

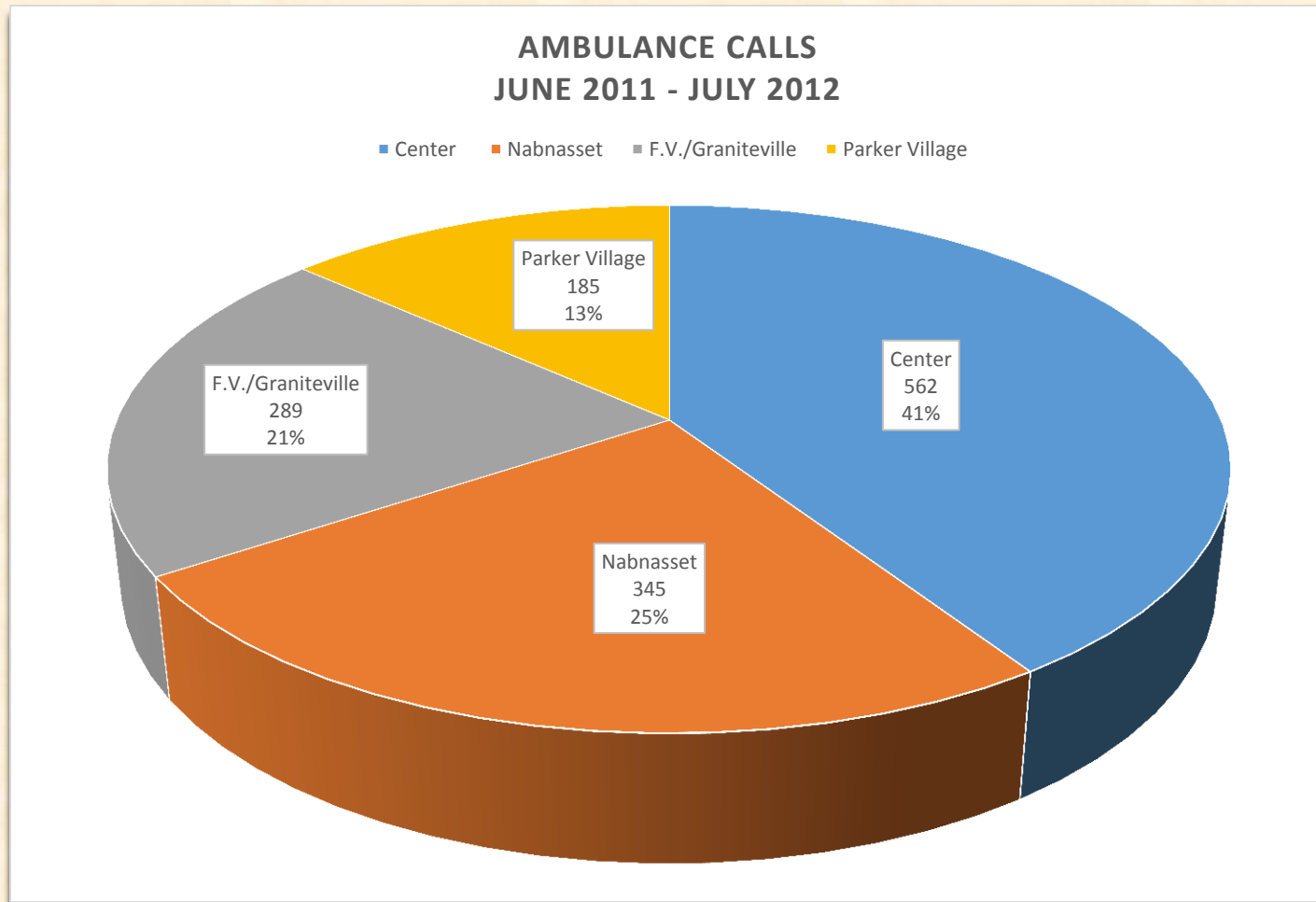
Built 2000
Staffed full-time 2008

Fire Calls



Total number of Fire Calls in study period – 1,013

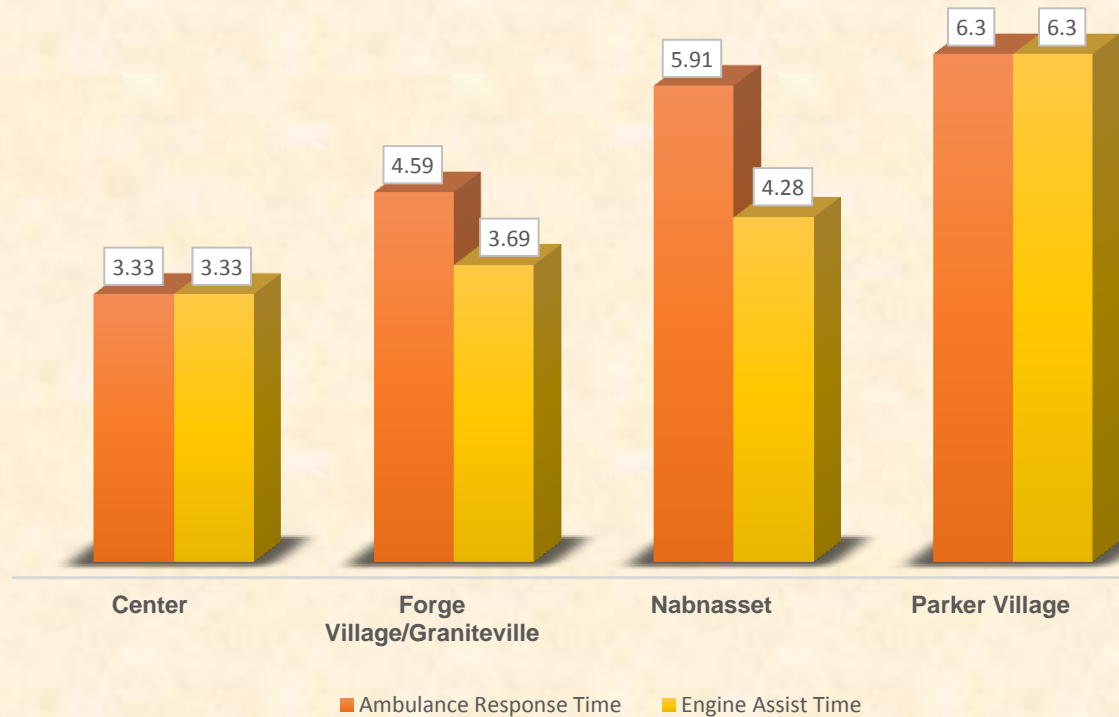
Ambulance Calls



Total number of Ambulance Calls in study period – 1,381

Medical Response Times

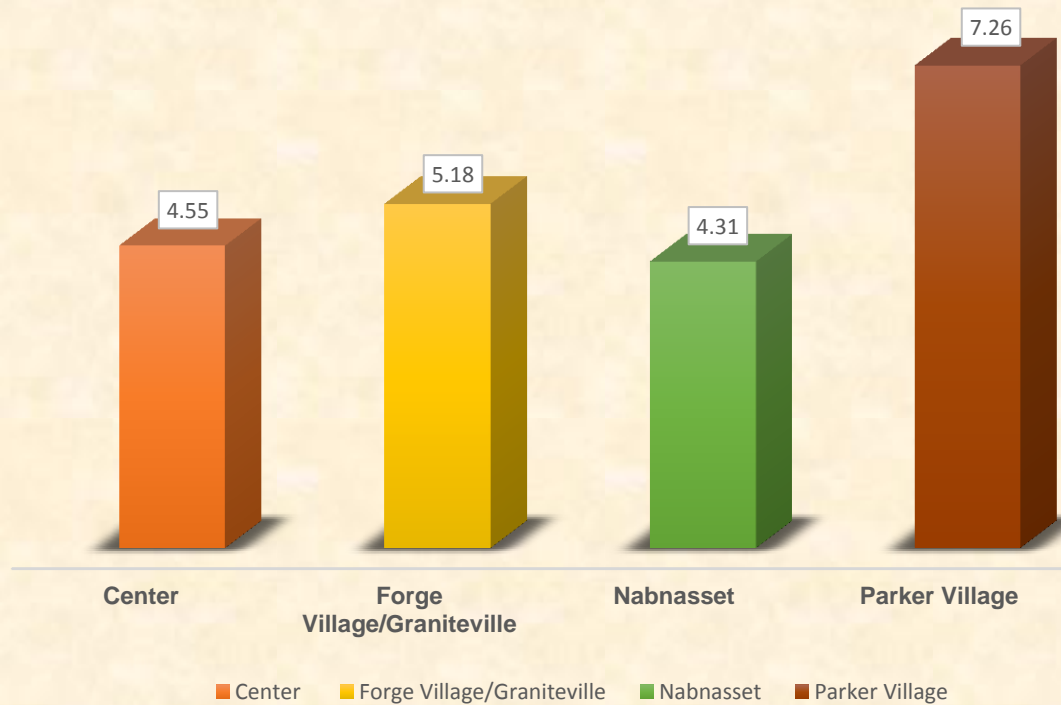
Ambulance/Engine Assist Response Times
June 2011 - July 2012



Recommended response time for cardiac and stroke patients is ≤ 6 minutes

Fire Response Times

Fire Engine Response Times
June 2011 - July 2012



Center Station

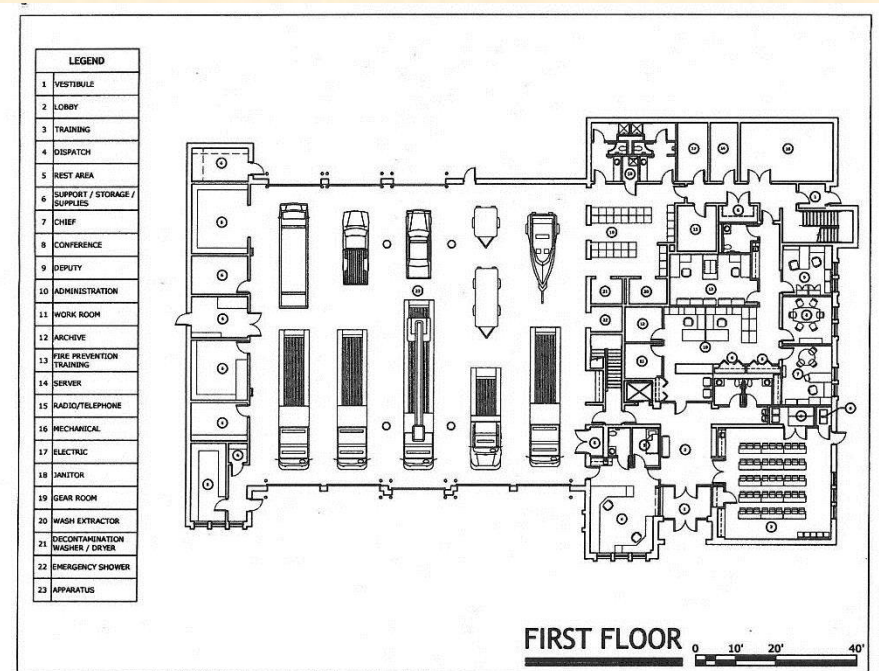
- *Constructed in 1974 when Fire Department was a volunteer department, facility is inadequate to meet current needs of Department of Town.*
- *Station has three bays and stores two engines, two ambulances, and one ladder truck*
- *Currently all EMS/ALS calls are dispatched from this location*
- *Building needs significant upgrades to address building code issues, equipment storage, and hazardous materials issues.*
- *PTBC developed conceptual site plans at four locations for new Center Station (Fisher Way was investigated but not considered).*



New Center Station

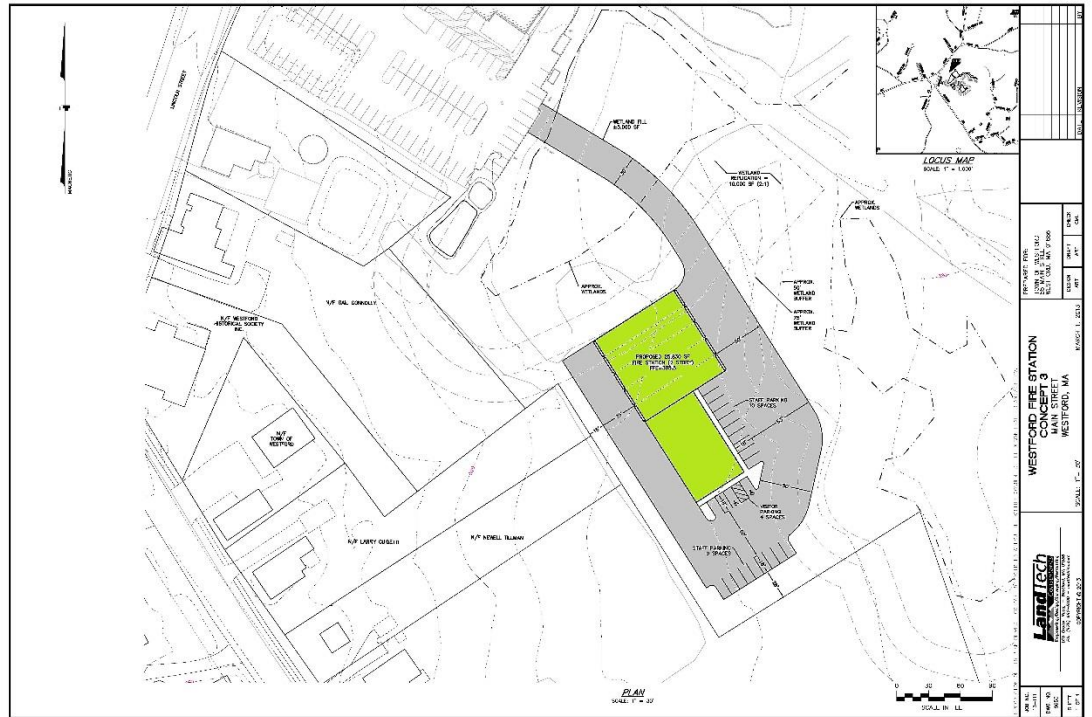
Proposed Conceptual Floor Plan

- *Space needs analysis recommends 25,000 s.f. facility*
- *Five double bays*
- *Administrative offices*
- *Adequate storage for all equipment and hazardous materials*
- *Dispatch center*
- *Living quarters and locker facilities for personnel*



New Center Station Concept A Site Plan

- *Construct in rear of Town Hall*
- *Maintain access in five directions*
- *Access through parking lot*
- *Wetlands filling required for access*
- *Limited site*
- *No impact on existing station during construction*



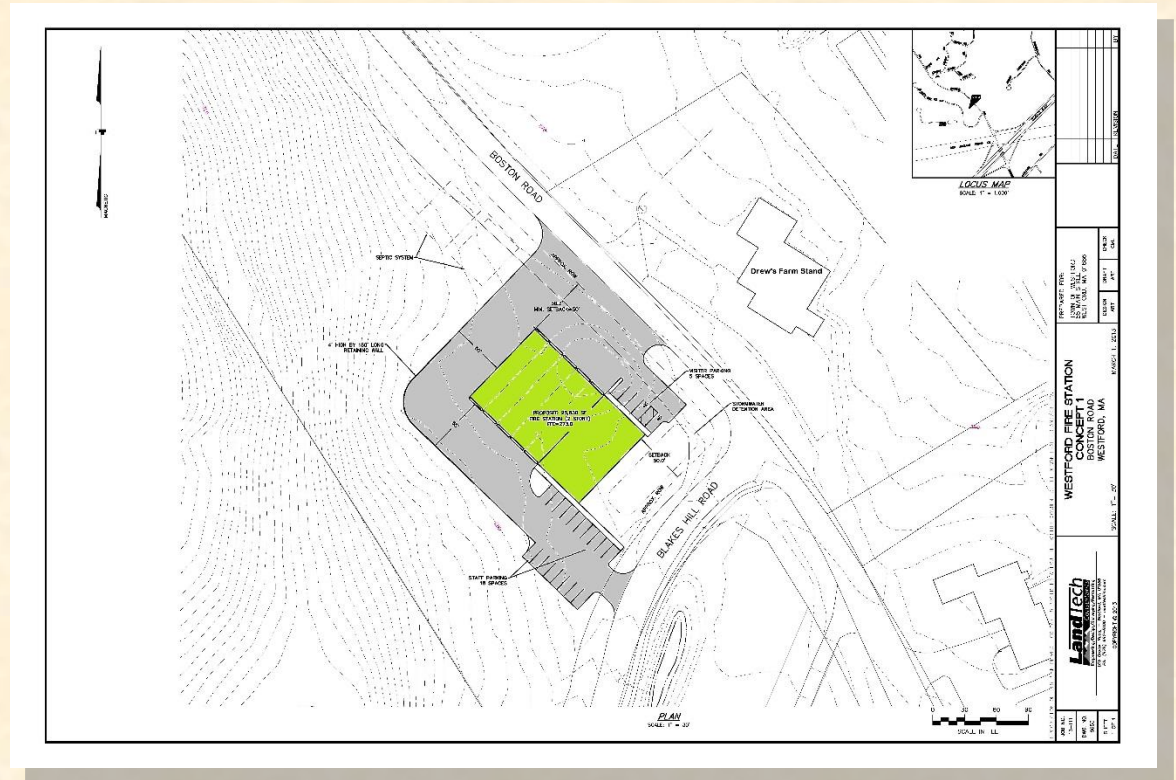
New Center Station Concept B Site Plan

- *Construct at current station location*
- *Maintain access in five directions*
- *New access through parking lot from Lincoln Street*
- *Turning radius issues*
- *Loss of parking*
- *Building footprint needs to be smaller (4 bays) due to limited site*
- *Existing station will need to be relocated for up to two years*



New Center Station Concept C Site Plan

- *Construct on 4.8 acre Town owned (BOS controlled) land on Boston Road (Parcel 22-3-4)*
- *Improve response time to Route 110 and Parker Village*
- *Reconfigure response areas of Nab Station and Rogers Station*
- *Traffic light needed for access/safety*
- *No impact on existing Center Station during construction*



Boston Road Parcel

- *Fairly flat, open parcel at intersection of Boston Road and Blake's Hill Road*
- *Topography slopes up towards Blake's Hill.*
- *Parcel 22-3-5 (5.02 acres) to rear of parcel will maintain natural buffer to Blake's Hill neighborhood.*

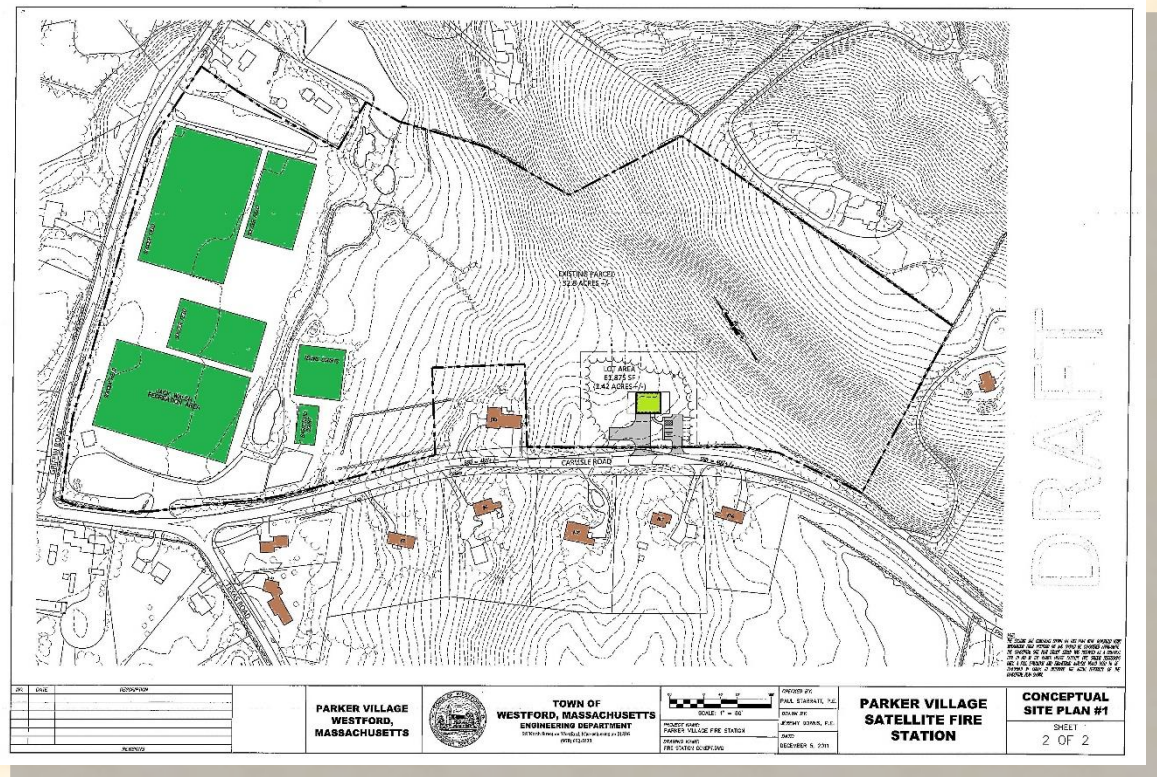


Littleton Road Parcels

- *PTBC identified several parcels along Route 110 that were investigated as possible location for new fire station.*
- *Parcels had to meet certain criteria:*
 - *Minimum lot size 2.5 to 3.0 acres of upland area*
 - *Property located between Powers Road and Tadmuck Road*
 - *Property could either be privately owned or Town owned*
- *Properties had to have sufficient undeveloped “upland” or non-wetlands land area.*
- *PTBC discussed potential parcels with land owners*
- *Two potential sites were identified with adequate buildable area, but both were at limit of study area. Therefore response times from these locations would not be ideal.*
- *PTBC concluded that there is no sufficient available property on Route 110 that could support construction of a new fire station that would replace the Center Station.*

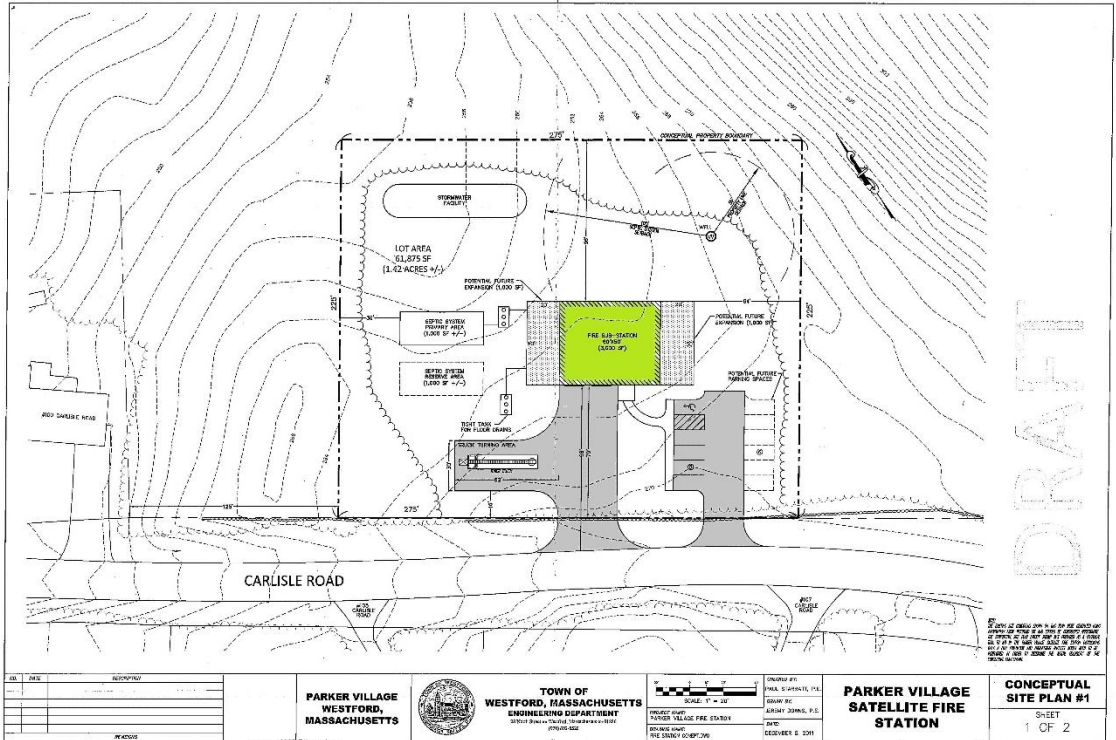
Parker Village Sub-Station Development Agreement

- *Development Agreement with Westford LC, LLC, dated June 29, 2009 requires developer to construct station within two years of first occupancy permit of Cornerstone Square.*
- *First permit issued November, 2012.*
- *If Town decides not to construct station, developer donates a 3,000 gallon Super Poly Tanker Truck.*



Proposed Site Plan

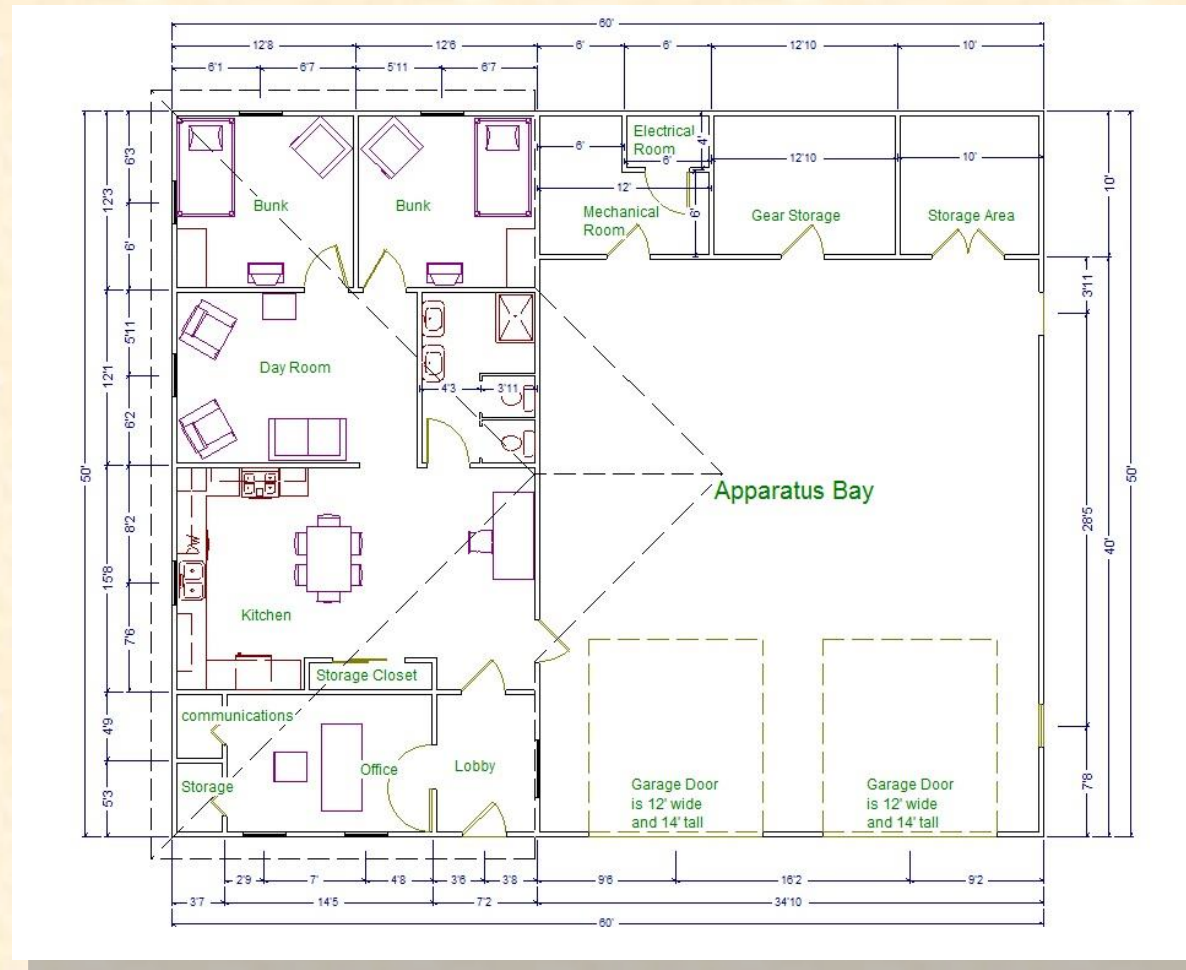
- accommodate future expansion of station.*



Parker Village Sub-Station

Conceptual Floor Plan

- *Proposed facility will be 50 ft. x 60 ft., single story*
- *Building will include two garage bays, office, kitchen, day room, and sleeping quarters.*
- *Facility will also include separate storage areas for equipment and gear.*



Parker Village Satellite Station

Advantages to Town

- 👍 *Private developer to construct 3,000 s.f. two bay facility on Town owned land on Carlisle Road (cost savings > \$850K)*
- 👍 *Facility would have at least one engine but no ambulance*
- 👍 *Station would be final component of a four station model that will provide ideal coverage to all of Town **if** fully staffed.*
- 👍 *Parker Village has significant available land area for potential growth which will likely result in increased fire/medical calls.
When staffed, station will improve response time to Parker Village*

Disadvantages to Town

- 👎 *Facility will not be staffed initially and will remain a call station for the foreseeable future.*
- 👎 *Fire Department will have to equip station.*

Previous Reports

- **Fire Services Organizational Analysis, December 2007**
 - ❖ *Prepared by Municipal Resources, Inc.*
 - ❖ *Determined four station model not fiscally realistic in near future given the other fire service needs of the Town.*
 - ❖ *Recommended three station model with appropriate staff and utilize automatic aid for responses to Parker Village*
- **Land Use Priorities Committee Final Report, 2002**
 - ❖ *Identified land needs for new Center Station (2 acres within 1.5 miles of Town Center) and substation (2 acres in Parker Village)*
 - ❖ *Also identified 2 acre parcel at Greystone for relocation of Nab Station.*
 - ❖ *Listed several possible uses for Center Station if new station constructed at a different location.*
- **Town Master Plans, 1995 & 2009**
 - ❖ *Implementation Strategy recommended building new sub-station south of Route 495 or in Parker Village*
- **Alderman & MacNeish Report, 1994**
 - ❖ *Recommended building new sub-station in Parker Village*
- **Gale Engineering Report, 1986**
 - ❖ *Recommended constructing a new station in Parker Village*
- **Metcalf & Eddy Report, 1968**
 - ❖ *Recommended constructing a new station in Parker Village after 1980.*

24 hour coverage began in 1987

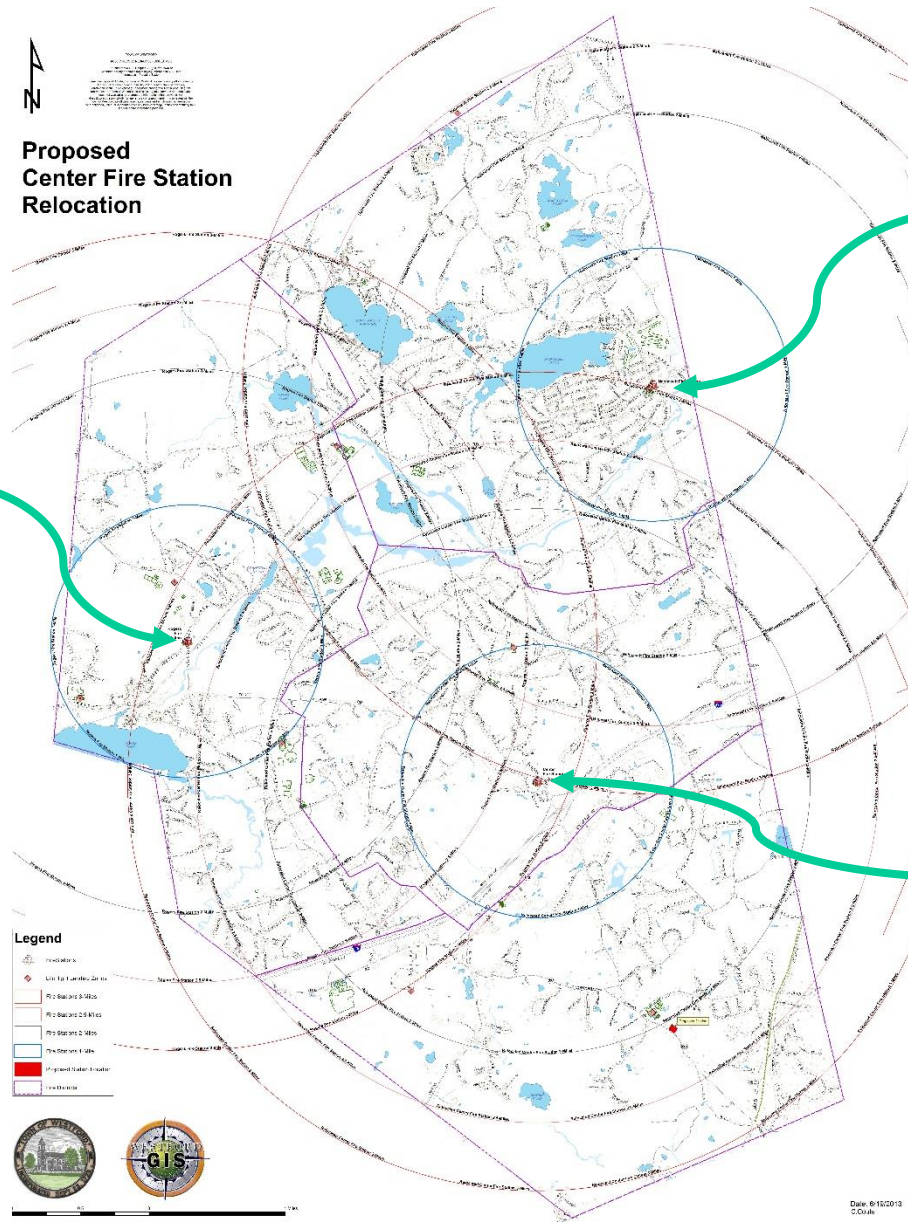
Fire Department Comparison

- *Town of Andover was compared in 2007 Fire Services Analysis Study and considered a “peer” town.*
- *Andover has 32 sq. miles, compared to 31 sq. miles for Westford*
- *Andover population is 33,000 vs. 21,000 in Westford (2007 figures)*
- *Andover utilizes a three station coverage model which includes a Central Station with five bays*
- *Andover has similar coverage challenges (i.e. physical barriers blocking response routes)*

Recommendations

- 1. PTBC recommends the Town construct a new Center Station on Town owned Boston Road 4.8 acre parcel adjacent to Blake's Hill Road to provide the most cost effective alternative to meet the Town's needs using a three station coverage model.*
- 2. If Center Station is replaced, the Town should complete a careful study to determine how the existing site might be re-used to meet the Town's parking and other departmental needs.*

Proposed Three Station Coverage Model





Questions?